

# Montague Planning Board

One Avenue A, Turners Falls, MA 01376 (413) 863-3200 Ext 207 Fax: (413) 863-3222 Email: [planner@montague-ma.gov](mailto:planner@montague-ma.gov)

**February 27, 2018 7:00 PM**

Town Hall – Second Floor Meeting Room  
One Avenue A  
Turners Falls, MA 01376

## MEETING MINUTES

**Members Present,** Ron Sicard, Bob Obear, Fred Bowman and Elizabeth Irving (7:25 PM)

**Members Absent:** George Cooke, Bruce Young

**Staff Present:** Walter Ramsey-Town Planner & David Jensen– Montague Building Inspector (7:11 PM)

Ron Sicard opened the meeting at 7:00 PM and announced that the meeting is being recorded.

Approval of Minutes: January 23, 2018

Motion by Bob Obear to approve the January 23, 2018 minutes as presented. Seconded by Bruce Young.  
All approved.

**ANR #2018-01 – Subdivision Approval Not Required – 11 Hillside Road Applicant: Bruce Pollard  
Owner: Estate of James Stewart  
Guests: Bruce and Brian Pollard – Pollard Excavating**

Walter Ramsey, Town Planner gave an overview of the project stating that they are changing the shape of an existing lot with adequate frontage by obtaining 5,947 square feet from an abutting lot and attaching it to the current lot as shown in the plan. In looking at the plan all parcels will be left with adequate frontage and access after this change is made. The Plan was developed in accordance with Town subdivision regulations. The required frontage in the Residential District is 150 Feet. Both affected parcels exceed that minimum. It was noted that the Pollard have received ZBA approval to continue commercial use of 11 Hillside Road.

Motion by Bob Obear to endorse the ANR #2018-01 subdivision approval not required for 11 Hillside Road. Applicant: Bruce Pollard Owner: Estate of James Stewart as presented. Seconded by Fred Bowman. All approved.

**Request for Site Plan Approval Modification: Ja'Duke Center for Performing Arts SPR #03-2006- 110  
Industrial Boulevard Turners Falls, MA.**

**Guests:** Nick Wavnelovich & Joe Mattei - Architect

The site plan was approved in 2006 as a two phase project. Theater was Phase II. The currently proposed theater is slightly larger than the one proposed and approved in 2006. According to the Planner, The Board can: a) approve modifications, or b) require a new site plan submittal but either way they will have to have to obtain a variance for the building height from the Zoning Board of Appeals.

It has taken 12 years to get to this point for Ja'Duke Center for Performing Arts. Joseph Mattei, Architect showed the previous 2006 plan and the current 2018 plan with the proposed changes and reviewed the project with the Planning Board. Ja'Duke is buying an adjacent property from the Town to conform to the state regulations to supply a playground for the increase in numbers at the childcare facility.

Ja'Duke Center for Performing Arts originally submitted a site plan to the Town in 2006 which was a smaller site. The addition of 224 feet of frontage and 91, 600 square feet by acquiring the adjacent parcel allows for the expansion. They are in front of the board to ask for amendments to this previously approved site plan.

Ja'Duke Center for Performing Arts is now proposing a larger classroom and theater addition. The proposed addition also includes a lobby and toilet rooms. The addition also has a storage loft. The classrooms and lobby areas/stage are on the same level as the current building. The theater space has a depressed and a raised area to allow for appropriate sight line when viewing the Ja'Duke Center performances. There will also be an increase from the number of parking spaces from the originally proposed 160 to 174. There is also going to be a designated employee parking area. There will be 4 curb cuts into the property and the Board was ok with this. In terms of a modification that will be handled by Southern Vermont Engineering that will do all the site plan & engineering on the project.

Walter Ramsey, Town Planner along with the Board asked Nick Waynelovich from Ja'Duke to provide the following items as part of complete site plan:

1. An architect or engineer's statement regarding stormwater particularly how the proposed plan will increase the impervious surface and how it will be managed.
2. Updated site plan to showing existing vegetation that will be remaining and landscaping features. Tree islands in the parking lot were suggested.
3. Building elevation plans
4. Signage and lighting should be depicted in updated site plan

Walter will also send the MA Aeronautics/FAA forms to Nick Wavnelovich for review and use on this project.

Nick Wavnelovich will look into providing more concrete answers to the above items and will return to the Planning Board on March 27, 2018 or when they have the above items.

David Jensen noted that Ja'Duke will also have to go through the (ZBA) Zoning Board of Appeals for a variance from the height/elevation as the limit is 36 feet.

***Motion*** by Bob Obear to acknowledge receipt of Ja'Duke's request for site plan modifications and accept that these modification can be entertained as an administrative change that can be approved by the Planning Board at the next (or upcoming) meeting. ***Seconded by Fred Bowman. All approved.***

## **Planner's Report**

- **Recap of February 15 Special Town Meeting**  
Town meeting passed the marijuana establishment bylaw. Bruce did a fantastic job presenting the amendment. It was suggested at Town meeting that the Zoning bylaws should define "frontage" in order to avoid future issued regarding corner lots.
- **Proposed Zoning Map Review**

Walter sent out zoning overviews for everyone in summary form. Please see attached document for the zoning discussions and 37 possible changes. The Board reviewed the

proposed zoning map changes and agreed in principal. Walter will do some outreach to some of the key stakeholders that these changes will impact and report back.

- **2018 Planning Board Schedule**

The Planning Board was in agreement with the current 2018 schedule as presented.

- **Topics not anticipated within 48 hours of posting-** none

**Motion** by *Fred Bowman* to adjourn the Planning Board at 8:37 PM Seconded by *Bob Obear*. **All approved.**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_